

## November newsletter from StQW Forum/St Helens RA

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An open meeting of the association/neighbourhood forum will take place at St Helens Church hall on **Monday December 9th at 6.30pm**. We have been awaiting several planning applications in Latimer Road before fixing up this meeting (see below).

Most of the meeting will focus on these proposals. There will also be an update on plans for the Sainsburys/Ballymore scheme at Kensal Canalside (still awaiting decision by RBKC) and local NHS issues. There will be time for a chat with neighbours, and a glass of wine and mince pie, as part of our annual Xmas gathering.

### **Latimer Road - developments proposed for the street**

As we have discussed at several previous meetings, Latimer Road is a street that is subject to many planning constraints. Four individual sections of the street are in the Freston/Latimer Employment Zone, where commercial activity and jobs are meant to be protected. The houses in the street are now part of the Oxford Gardens Conservation Area, where 'heritage' is protected.

Add to this the RBKC Design Code for Units 1-14, and the StQW policies on building heights and other issues in our neighbourhood plan. All planning applications have to meet a complex set of policies, as well as the requirements of the 2024 RBKC Local Plan and the London Plan.

A planning application for the **redevelopment of Unit 9** was published last week. This is for a five storey 'mixed use' development of office/commercial space on ground and first floor, and seven flats above. The plans and supporting documents can be found on the RBKC planning applications online system under reference PP/24/05920.

A similar application at Unit 10 next door was granted planning consent this time last year. StQW/SHRA objected, mainly on the grounds the the proposals were one storey too high to meet our neighbourhood plan policies. The Council's Planning Committee was not persuaded to refuse the proposals, despite StQW and several residents in Latimer Road and Eynham Road speaking the meeting.

The CGI image below shows the Unit 9 proposals on the left and the consented Unit 10 scheme on the left. Construction work on Unit 10 seems to be imminent.



A committee decision is not expected before February. The initial consultation deadline is December 13th allowing time for our meeting on the 9th to agree a response. Individuals can submit comments to RBKC at any time.

We are hoping that a planning application for **Imperial's planned underpass at the southern end of Latimer Road** will be available before our open meeting. It was promised for October and the latest word from the College was that it would appear by the end of this month. With luck we should have all the details, including measures to ensure safety for pedestrians from speeding e-bikes (and the extent of CCTV coverage at entrances/exits) before our meeting.

The underpass is the change to the street likely to have the most lasting impact of all the current developments, for businesses as well as residents. Our discussions on the 9th will cover the future of Latimer Road in the wider context of this neighbourhood. This will also include an update of the planned re-opening of the Volunteer pub at No.274.

## **The impact of e-bikes across London**

The Council held a 'Residents Conference' on e-bikes on 28th October. The hall was packed with 130-140 people attending. Representatives from Lime bikes and Forest bikes were there to answer questions, and to defend their practices in ensuring safe use and proper parking.

Both these companies acknowledged that 'there is more to do'. RBKC and Westminster now have parking bays for returning bikes, and systems of fines for users leaving bikes blocking pavements. Very little enforcement happens against those riding on pavements. Joe Powell MP is campaigning for more regulation of dockless e-bikes across London. We will discuss the latest position on a subject which arouses strong feelings, at our open meeting.

## **London Community Flood Action Programme**

We watch pictures of flooded parts of England and Wales, usually thinking that this will not happen here. But it has happened in North Kensington and the risks of it happening again are not being reduced much by Thames Water.

The Council has recently published a Householders Guide to Flood Protection. RBKC was chosen earlier this year as a Borough where a local community (in our case the Portobello area) is being supported in forming a Flood Action Group. Again, we will provide an update on Council publications and action at the December 9th meeting.

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